



Order Filed on December 6, 2016  
by Clerk U.S. Bankruptcy Court  
District of New Jersey

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY**

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Denise Carlon, Esq.  
KML Law Group, PC  
216 Haddon Avenue, Suite 406  
Westmont, NJ 08108  
M&T Bank

In Re:

Ji Soon Jang aka Jason Jang  
Soon Rye Jang

Debtors

Case No: 15-10131 JKS

Hearing Date: December 6, 2016

Judge: John K. Sherwood

Recommended Local Form:

☐

Followed

☐

Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: December 6, 2016**

A handwritten signature in black ink, appearing to read "J K Sherwood".

Honorable John K. Sherwood  
United States Bankruptcy Court

Upon the motion of M&T Bank, under  
Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as  
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume  
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to  
pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as 7 Irene Pl, Wayne Twp NJ 07470**

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its  
rights and remedies under the terms of the subject mortgage and pursue its state court remedies  
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially  
pursuing other loss mitigation alternatives, including, but not limited to, a loan modification,  
short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's  
sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession  
of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in  
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the  
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who  
entered an appearance on the motion.

*rev. 7/12/16*

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Ji Soon Jang  
 Soon Rye Jang  
 Debtors

Case No. 15-10131-JKS  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Dec 07, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 09, 2016.

db/jdb +Ji Soon Jang, Soon Rye Jang, 7 Irene Place, Wayne, NJ 07470-5518

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 09, 2016

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 7, 2016 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor HUDSON CITY SAVINGS BANK nj.bkecf@fedphe.com

Denise E. Carlon on behalf of Creditor M&T BANK dcarlon@kmlawgroup.com,  
 bkgroup@kmlawgroup.com

Eric R. Perkins eperkins@mdmc-law.com, slahr@mdmc-law.com,nj42@ecfcbis.com,  
 gdelmonaco@mdmc-law.com

Eric R. Perkins on behalf of Trustee Eric R. Perkins eperkins@mdmc-law.com,  
 gdelmonaco@mdmc-law.com;tcolumbini@mdmc-law.com;slahr@mdmc-law.com

Howard Z. Myerowitz on behalf of Joint Debtor Soon Rye Jang hmyerowitz@songlawfirm.com,  
 jhong@songlawfirm.com

Howard Z. Myerowitz on behalf of Defendant Woody Jang hmyerowitz@songlawfirm.com,  
 jhong@songlawfirm.com

Howard Z. Myerowitz on behalf of Debtor Ji Soon Jang hmyerowitz@songlawfirm.com,  
 jhong@songlawfirm.com

Jae Y. Kim on behalf of Spec. Counsel Jae Y. Kim jkim@jyklaw.com,  
 rmarelic@jyklaw.com;miok.kim@jyklaw.com;jyklaw@yahoo.com

Ji Hyun Ryu on behalf of Defendant Ji Soon Jang jhong@songlawfirm.com, qyang@songlawfirm.com

Ji Hyun Ryu on behalf of Defendant Soon R Jang jhong@songlawfirm.com, qyang@songlawfirm.com

John Philip Schneider on behalf of Creditor HUDSON CITY SAVINGS BANK nj.bkecf@fedphe.com

Kyong Chung on behalf of Debtor Ji Soon Jang kchung@songlawfirm.com, qyang@songlawfirm.com

Kyong Chung on behalf of Joint Debtor Soon Rye Jang kchung@songlawfirm.com,  
 qyang@songlawfirm.com

Raymond Marelic on behalf of Trustee Eric R. Perkins rmarelic@jyklaw.com,  
 jkim@jyklaw.com;rmarelic@gmail.com

Raymond Marelic on behalf of Plaintiff Eric Perkins rmarelic@jyklaw.com,  
 jkim@jyklaw.com;rmarelic@gmail.com

TOTAL: 15